

SILSDEN

Site Ref	Address	Gross Site Area	RUDP	Site Source	Site Type	Estimated site yield	SILSDEN																		Trajectory Total	Estimated Residual capacity	1-5 short	6-10 medium	11-18 long	Suitable	Available	Achievable	Site Summary				
							Year 1 - 2011/12	Year 2 - 2012/13	Year 3 - 2013/14	Year 4 - 2014/15	Year 5 - 2015/16	Year 6 - 2016/17	Year 7 - 2017/18	Year 8 - 2018/19	Year 9 - 2019/20	Year 10 - 2020/21	Year 11 - 2021/22	Year 12 - 2022/23	Year 13 - 2023/24	Year 14 - 2024/25	Year 15 - 2025/26	Year 16 - 2026/27	Year 17 - 2027/28	Year 18 - 2028/29													
SI/001	North Dene Road	1.36	Safeguarded land	SafeGuarded Land	Greenfield	43						30	13																43					Potentially Suitable - Local Policy Constraints	Yes	Developable	Uneven land surrounded by wire and post fencing. Tree Preservation Order adjoins the Eastern boundary. The site is presently allocated as a safeguarded land site in the RUDP
SI/002	Breakmoor Avenue, Silsden	1.43		Call for Sites	Greenfield	23.5				20	3.5																	23.5		23.5			Suitable Now	Yes	Deliverable	Uneven land partially used for grazing and containing various buildings. Overhead electricity cables cross the site and the shape of the site will restrict number of units achievable. Site is divided in two by North Street.	
SI/003	Brownbank Lane, Silsden	20.44	Safeguarded land	SafeGuarded Land	Greenfield	536.5											40	40	40	40	40	40	40	40				320	216.5			320	Potentially Suitable - Local Policy Constraints	Yes	Developable	Land off Brownbank Lane, allocated as safeguarded land site. Series of fields uneven in places with mature trees and dry stone walls. The site is divided by Bolton Road, Brown Bank Lane and Hawber lane as well as many footpaths. Electricity cables cross the site. It is expected that with the level of constraints that the majority of the site to the east side of will be a longer term site. Land to the west could come forward sooner with a successful planning approval	
SI/004	Bolton Road Brown Bank Lane	8.51	Safeguarded land	SafeGuarded Land	Greenfield	223											40	40	40	40	35.5	20	7.5					223				223	Potentially Suitable - Local Policy Constraints	Yes	Developable	Uneven fields and former allotments adjoining east of Silsden. Many footpaths cross this site which contains mature trees. Comprehensive development in conjunction with provision of Silsden Relief Road essential before this site can come forward	
SI/005	Daisy Hill	3.47		Urban Capacity	Greenfield	118.5				20	20	30	30	18.5															118.5		40	78.5		Suitable Now	Yes	Deliverable	Sloping fields surrounded by wooden fencing with footpaths crossing the edge of site near to boundaries. Part of site was previously reserved for a school site and is in a number of ownerships.
SI/006	Hainsworth Road	8.97	Safeguarded land	Call for Sites	Greenfield	235.5											40	40	40	40	40	21	14.5					235.5				235.5	Potentially Suitable - Local Policy Constraints	Yes	Developable	Level land the majority consisting of fields used for haymaking and grazing. Historic hedgerows run down either side of Hainsworth Lane and should be retained. Mature trees located on field boundaries ar protected by tree preservation orders. This is a longer term site	

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SI/007	Keighley Road, Belton Road	13.13	Safeguarded land	Call for Sites	Greenfield	344.5						40	40	40	40	40	40	27.5	20	17						344.5			200	144.5	Potentially Suitable - Local Policy Constraints	Yes	Developable	This site consists of a parts of different fields of long grass which have previously been used for grazing. Overhead electricity cable cross the site. The site is prone to flooding from Silsden Beck, with the western half of the site falling within flood zone. The agents for the landowners consider it could also have some mixed use potential
SI/008	Woodside Road	5.56	Safeguarded land	SafeGuarded Land	Greenfield	146							40	40	40	22.5	3.5									146			120	26	Potentially Suitable - Local Policy Constraints	Uncertain	Developable	Fields separated by mature hedgerows and bounded to the south by the Leeds Liverpool canal. Tree Preservation Orders cover hedgerows and trees within the site. Access onto the site can be gained from two points off Woodside Road. Landowners intentions are not presently known.
SI/009	Westerly Crescent, Silsden	1.48	Green belt	Call for Sites	Greenfield	46.5						30	16.5													46.5			46.5		Potentially Suitable - Local Policy Constraints	Yes	Developable	Field within the green belt surrounded by mature trees and hedgerows. The site slopes downwards in a southerly direction and is used for grazing dairy cows. The site is located on edge of town with good access from the existing estate but with junction issues to local road network
SI/010	Skipton Road, Silsden	1.15	Green belt	Call for Sites	Greenfield	36							30	6												36			36		Potentially Suitable - Local Policy Constraints	Yes	Developable	Sloping land to south of Skipton Road within the green belt to western edge of existing residential development. Mature trees and dry stone walls to all boundaries. The narrowest part of the site adjoins Skipton Road and there may be visibility problems along this stretch which could restrict development
SI/011	Skipton Road, Silsden	2.14	Green belt	Call for Sites	Greenfield	56							30	24	2											56			56		Potentially Suitable - Local Policy Constraints	Yes	Developable	Meadow land in the green belt consisting of two fields separated by a mature hedgerow. A track runs down the North East boundary which could be widened for access which the owner indicates is within their control
SI/012	Sykes Lane	2.97	Housing site	Housing Land Register	Mixture	121			20	20	20	30	30	1												121		60	61		Suitable Now	Yes	Deliverable	Area of land adjoining Leeds Liverpool Canal in partial use for grazing and wood yard. Semi derelict building on the site consisting of sheds stables and storage. Sykes lane divides site in two. The site had full planning consent for 120 houses and a refresh of this permission is likely

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SI/013	Sykes Lane	5.99	Safeguarded land / employment site	SafeGuarded Land	Greenfield	95.5										30	30	26	9.5							95.5				Potentially Suitable - Local Policy Constraints	Yes	Developable	Land adjoining Leeds Liverpool Canal in use mainly as allotments and allocated as Safeguarded land and employment land in the RUDP. The south west part of the safeguarded land is sited within the floodzone. The site has no current access and its development can only take place once the adjacent site has come forward	
SI/014	Hainsworth Street	0.72		Housing Land Register	Previously Developed Land																							0	Suitable Now	Yes	Deliverable	Fully developed site		
NEW SITES TO THIS SHLAA																																		
SI/015	Land off Hainsworth Road	11.44	Green belt	Call for Sites	Greenfield																									0	Unsuitable			The site lies within a part of the green belt that is detached from the built up area. It does however lie adjacent to designated safeguarded land to its Northern edge. It is presently considered unsuitable but could also be considered as an extension to the safeguarded land designation
TOTALS							0	0	20	60	43.5	160	129.5	159.5	110	82	212.5	193.5	173.5	149.5	132.5	81	62	40	1809	216.5	123.5	641	1044.5					